

Braintree Community Preservation Committee
Minutes
October 15, 2012

Present: Linda Raiss (Chair) Anne Murphy Paul Machado
John Dennehy Patrick Flynn Darryl Mikami
Dick Fletcher

Meeting convened at 7:30

Old Business:

The Gallivan House project was taken out of order because Matthew Mees, president of the Braintree Historical Society was present. Mr. Machado briefed the committee, page by page, on his draft Preservation Restriction Agreement. Because the historical society has a mortgage with the Braintree Cooperative Bank, Mr. Machado's central question related to the mortgage subordination. As expected, Mr. Mees informed the committee that Braintree Coop would not agree to subordinate their mortgage to the preservation restriction. Mr. Machado and other committee members had expected this. After a brief discussion, the committee agreed to proceed with the project, and to continue completing the preservation restriction. Because it was agreed that other projects with similar issues must have been addressed by other CPA committees in the state, Mr. Machado said he would contact the Community Preservation Coalition for assistance with restriction language.

New Business:

At 8:15, the committee began a discussion relating to the First Congregational Church/ John Adams Memorial Project. Ms. Raiss indicated that she had been working with the applicant, and that the applicant would be providing additional information, and that the project would be addressed at the next meeting. Ms. Raiss suggested that if anyone had any questions or concerns, this would give the applicant a chance to address them. Mr. Dennehy and Mr. Fletcher noted that only one quote had been obtained re: kiosk and that applicant should seek additional quotes. Ms. Raiss also suggested that a site visit would be appropriate given the change in scope of project. She would follow up.

The committee then briefly discussed the status of the Elm Street Cemetery Project. Applicant has indicated that additional funds will be sought for the next phase of the project, relating to stone restoration. This will be discussed further at the next meeting.

Old Business:

Mr. Raiss updated the committee on the status of outstanding projects. She began by informing the committee that the town clerk is not prepared to proceed with previously approved projects (archives/digitization, etc.). Committee members

discussed the possibility of seeking a return of the funds. Additional information will be obtained by town clerk (from Historic Commission and Inspection Dept), and he will follow up with committee.

Ms. Raiss then informed committee that the Highland School project was completed under budget. The final cost of the project was \$193,900, leaving a balance in the account of \$22,100. Mr. Flynn made a MOTION to have the \$22,100 returned to "account from which it came." Seconded by Mr. Mikami – unanimously voted.

The Town Hall mural project was also completed under budget. Mr. Flynn made a MOTION to have the \$1,750 balance returned to "account from which it came." Seconded by Mr. Mikami – unanimously voted.

Mr. Flynn also made motion to return .66 cents remaining in maps/street layout acct to "account from which it came." Seconded by Mr. Mikami – unanimously voted.

Administrative Matters:

A brief discussion of monthly finance report ensued. Ms. Raiss said she would work with Finance (Mark) on budget entries which remain confusing to members.

CPA Workshop – Ms. Raiss reminded the members of the CPA workshop schedule for 12/1/12 in Chelmsford, and asked members to begin thinking about whether or not they want to attend.

Mr. Fletcher then addressed the D.O.R. report relating to distribution to communities, and commented on changes to the bill, including new sources of revenue.

Minutes: Mr. Fletcher made a MOTION to accept the minutes of July 9, 2012, as submitted. Seconded by Ms. Murphy – unanimously voted.

Mr. Fletcher made a MOTION to accept the minutes of September 17, 2012, as submitted. Seconded by Ms. Murphy – unanimously voted.

Ms. Raiss reminded members that our next meeting is scheduled for November 19, 2012. She also asked members to consider the possibility of having additional meetings as needed in the coming months, given the large number of applications. This will be discussed at our next meeting.

Mr. Mikami made a MOTION to adjourn the meeting, seconded by Ms. Murphy – unanimously voted.

Respectfully submitted,

John Dennehy, member